

## **MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE STONE MEADOWS HOMEOWNERS ASSOCIATION**

The meeting was held on August 23, 2010, 5:30 p.m., at 17301 NE 40<sup>th</sup> Street Vancouver, WA. Attending were Marguerite Blackman, Barbara Riehm, Steve Chamberlain, Lidia Hu, and Steven Miller.

The following business was conducted and/or discussed:

1. A treasury report was given by Barbara Riehm with the following highlights:
  - a. 75% of the dues have been collected to date. Normally by this time of year about 85-90% of the dues had been received. The board discussed this and reasoned that a change in process this year, relying more on email and less on regular mail, may have contributed to the lower level of compliance. Regular letters will be mailed to the homeowners that are delinquent.
  - b. Barbara Riehm discussed the transfer of treasury responsibilities to Lidia Hu who has accepted the responsibility. Lidia will use her judgment to determine how to encourage timely dues payment next year.
  - c. Lot 32, which is for sale and generally vacant, is delinquent and letters mailed to the normal mailing address are returned "address unknown". The board discussed whether a lien on the house would be necessary to ensure eventual payment. The Escrow will pay the first 6 months of the 8 months of delinquency so the potential loss is currently small at about 2 months of revenue. It was decided not to do this at this time, and possibly only when the sum reaches a level that makes it worth the effort.
  - d. Discussion on raising dues and special assessments: The future budget was discussed with the need for the bridge replacement and the need for additional funds for the bridge as it will draw down the balance sheet to unprecedentedly low levels (most likely to around \$15K). Two options were discussed:
    - i. Use a special assessment to pay for most of the bridge so that the funding reserve is maintained.
    - ii. Allow the reserve to drop and pay for the bridge without a special assessment, or with a smaller assessment, while raising the dues by 6% to rebuild the reserve over time in a pay-as-you-go strategy.
    - iii. The pros and cons of each were discussed and it was put a vote. The vote was 4 votes for raising the dues and 1 vote against. The dues will be raised by 6% for 2011.
2. A common area report was given by Steve Chamberlain:
  - a. All of the neighborhood irrigation facilities were working well.

- b. The well pump was not needed until very recently, saving on electricity compared to most years.
  - c. One of the chain posts guarding the wetland entrance was broken when one of the Anderson Dairy workers bumped it with this vehicle accessing the Anderson property. The cost for repair was a bit over \$100 and the board discussed whether it was worth requesting reimbursement from Anderson Dairy. The board decided not to pursue this due to the small sum of money and the realization that Stoney Meadows will need access through Anderson Dairy to access the bridge area for bridge replacement.
3. Lidia Hu gave an update from the ACC committee:
- a. Lidia talked with the owners on Lot 25 on the removal of their hedge/trees along their property line. It turns out that this was not their desire but they needed to remove them to access the utilities for their home addition. They plan to replace them with a laurel hedge. Lidia took the action to write a letter to the homeowner reminding them of the tree removal requirements as a courtesy for the future.
  - b. Lot 33 submitted plans for a cover over their front porch. The plans were approved. They will also be painting the house and the board asked Lidia to have the ACC request that the homeowner paint the sheds to match the house color and to install tile on the shed roofs to match the house per ACC standards.
  - c. Lot 10 has new landscaping that initially was to have shrubbery along much of the street, which was in violation of the ACCs. The ACC committee talked to the owner and the owner agreed to place lawn along the majority of the frontage with shrubbery only to the two utility boxes as is customary and along the driveway.
4. Steven Miller gave an update on the bridge replacement:
- a. Two options for the bridge replacement include a culvert and a bridge. The culvert was potentially less expensive and was pursued as the primary course of action. However, feedback from the permitting agencies indicates that this will be complex and possibly costly as the culvert size may need to be much larger than planned and the mitigation efforts to reduce stream contamination and disruption during construction could dramatically increase costs.
  - b. Because of the time spent on this course of action, it's clear that the bridge will not get replaced this year as it must be done in August or early September. A final effort for approving the culvert will be made but it's likely the bridge option will be realized next summer.
  - c. A bridge quote was received for about \$25K for old bridge removal, bridge construction, and sales tax.
5. The next meeting was tentative scheduled for Monday, November 15<sup>th</sup> at 5:30 PM.
6. Round table items:

- a. One neighbor reported outgoing mail possibly being stolen, although it was unclear where it was lost as it was never delivered, but there wasn't direct evidence of it being stolen from the mailbox. It was decided this was an issue for the USPS.
- b. Water pressure was discussed as there are reports of different neighbors experiencing dramatically different levels of water pressure. Even two adjacent neighbors, who share the same split from the main line experiencing different levels. No course of action will be taken, but Steven Miller will do some pressure measurement tests to investigate the behavior of the system.

Having no further business, the meeting was adjourned at approximately 7:15 p.m.

Dated: August 26, 2010

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Steven Miller  
Secretary